

WHISPERWOOD HOME OWNERS ASSOCIATION

MINUTES OF THE WHISPERWOOD HOA BOARD MEETING

May 1, 2025

Location: Groves Branch Library

Time: 6:00 PM

Notice Deficiency / Ratification Required

This meeting did not meet the notice requirements of Texas Property Code §209.0051. All actions taken during this session were subject to ratification at the next properly noticed meeting of the Board of Directors. The minutes below are provided for documentation purposes only and do not represent binding association action until duly ratified.

Directors Present:

Randal Hamilton, President

Karen Moorhead, Vice President

Marnee Gamble Bolen, Member at Large (recording the minutes of the Board Meeting)

Priscilla Elliott, Member at Large

****Rejh Hoeffner did not appear in person or by proxy**

General Members Present:

A few general members attended the meeting (names not recorded)

1. CALL TO ORDER

Meeting was called to order by **President Randal Hamilton** at 6:01 pm. A quorum was met to proceed with the Board Meeting.

The Board went on to cover the agenda issues:

2. GOVERNANCE ISSUES

Randal Hamilton presented information regarding the procedure for getting on the agenda for meetings.

Randal Hamilton read excerpts from and addressed **Rejh Hoeffner's** email of May 1, 2025 (attached hereto and made part of the record). Specifically, it was discussed that **Rejh** stated in her email that she did not get the agenda from **Randal** in time to email it out to all of the members, thus the meeting was not properly noticed. To mitigate this issue from happening in the future, **Randal Hamilton** requested the email list from **Rejh Hoeffner**.

Marnee Bolen reminded **Randal Hamilton** that future meetings were discussed included in the January 8, 2025 Meeting Minutes

3. APPROVAL OF PREVIOUS MEETING MINUTES

The April 3, 2025 Minutes were approved as amended.

MOTION: Accept the April 3, meeting minutes as amended.
Moved: **Marnee Bolen**

Seconded: **Randal Hamilton**
Vote: **Passed unanimously (4-0)**

The April 23, 2025 Special Meeting Minutes were approved as presented.

MOTION: Accept the April 23, 2025 Special Meeting Minutes as presented.
Moved: **Marnee Bolen**
Seconded: **Karen Moorhead**
Vote: **Passed unanimously (4-0)**

4. MEMBERSHIP COMMENTS

A new member asked about how board members were elected. **Randal Hamilton** explained that we are all appointed at this time. **Marnee Bolen** explained the attempted election, but failed due to lack of quorum.

Santiago Ramirez stated that the WHOA FB Page is open to anyone, including the board, to post events, i.e. board meetings.

Geri Irving and **Liz ____** brought up the status of the new WHOA website. **Randal Hamilton** explained that we are working on obtaining a new domain and have community volunteers to manage the site.

Geri Irving also commented that there seems to be a problem each meeting with communications from the secretary/treasurer.

Liz ____ commented that we should be able to put the pettiness aside and focus on business.

5. PRESIDENTS REPORT

Randal Hamilton requested that we change the order of the Agenda and move Pool Renovation Report up the agenda to accommodate **Buckie Dobson** with **Oasis Pools** to give his report.

Randal Hamilton called a Special Meeting for May 6, 2025 at 6:00 p.m. at Groves Branch Library.

Randal Hamilton informed the board and attending members that the **City of Lubbock** requires an inspection before the pool can be opened and provided a pre-inspection checklist. He invited board members and volunteers to review the checklist and participate in the activities stated therein. The inspection will be on May 21, 2025. He also stated that the \$350 cost for the inspection must be paid in advance. (**Priscilla Elliott** later stated that the \$350 fee has been paid.)

Randal Hamilton also stated that any meetings must be posted **and emailed** to all members. He has requested the email list from the secretary/treasurer.

6. POOL RENOVATION REPORT

Buckie Dobson reported that the tear-out was going well, the tile has been installed around the inside perimeter and the travertine boarder will be next. One truck of pavers has arrived and the other trucks are on the way. The skimmers will be installed on Friday.

During the demolition, it was determined that there are several structural cracks in the shallow end of the pool requiring and around the skimmer in the shallow end requiring additional repair. The repair will modify the depth of the shallow end by approximately 4 inches, however, it should really not impact the water level that much from previous years as the previously stated depth of 1 inch was really 1.5 inches. Additionally, several small